

PT SW1/4 OF SEC 27-3N-25E & PT
OF SE1/4 OF SEC 28-3N-25E IN
OR 2248/470 (EX OR 2232/826)

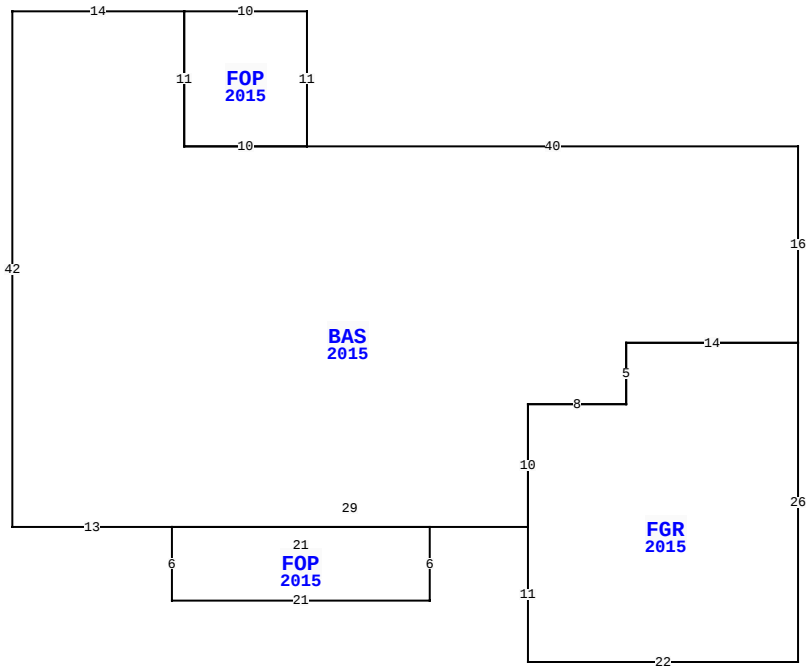
MOTTER JOHN S
54646 WILDLIFE WAY
CALLAHAN, FL 32011

2025

27-3N-25-0000-0003-0050



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 90			
Exterior Wall	20	FACE BRICK 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
DOR CODE		5000	IMPROVED AG		
MAP NUM			MKT AREA		05
NEIGHBORHOOD/LOC		5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	2015	1,848	265,442
FGR	532	55	2015	293	42,086
FOP	110	30	2015	33	4,740
FOP	126	30	2015	38	5,458
TOTALS	2,616			2,212	317,726

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,212	113.6800	150.06	331,933	2015	2015	0	0	0	4.28	95.72	
1 SNGL FAM - 100% - 2023													
Heated Area: 1848													
HX Base Yr 2023													
													
54646 WILDLIFE WAY, CALLAHAN													
						BLD DATE					LGL DATE		
						XF DATE					LAND DATE	05/13/2025	
						INC DATE					AG DATE	12/31/2024	
												MLU	KBA

NASSAU COUNTY PROPERTY										PAGE 1 of 3			4		
VALUATION SUMMARY															
VALUATION BY								STANDARD							
Tax Group: 4								Tax Dist:							
BUILDING MARKET VALUE								381,173							
TOTAL MARKET OB/XF VALUE								44,716							
TOTAL LAND VALUE - MARKET								258,870							
TOTAL MARKET VALUE								520,901							
SOH/AGL Deduction								81,114							
ASSESSED VALUE								439,787							
TOTAL EXEMPTION VALUE								HX		HB		50,722			
BASE TAXABLE VALUE								389,065							
TOTAL JUST VALUE								684,759							
NCON VALUE								65,134							
INCOME VALUE															
PREVIOUS YEAR MKT VALUE								491,780							

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Quality	06	Quality Level 06			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA			05
NEIGHBORHOOD/LOC	5001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	26,789
PT0	150	5	2024	8	178
TOTALS	1,350			1,208	26,968

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,208	60.9500	22.55	27,240	2024	2024	0	0	0	1.00	99.00
3 GARAGE RES - 100% - 2025						Heated Area: 1200			HX Base Yr 2023			
BAS 2024 PTO 2024												